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| TO THE ZO | NING COMMISSIONI | ER OF BAT | LTIMORE COUNT | Υ: | | | |

the second of the boundaries and her windows the second se

The undersigned, legal owner(s) of the property situate in Baltimore Count 11d which is described in the description and plat attached hereto and made a part hereof, bureby petition for a Variance from Section 232.3b to permit a rear yard setback of zero (0) feet instead of the required twenty (20) feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Required setback would preclude optimum traffic circulation and for such other reasons as will be addressed at the hearing

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

| | I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. | |
|---------------------------|--|----|
| Contract Purchaser: | Legal Owner(s): | |
| (Type or Print Name) | (Type or Print Name) | |
| Signature | Signature | |
| Address | Edward Cassidy III, President (Type of Print Wake) | |
| City and State | Signature | 11 |
| Attorney for Petitioner: | © To the second | |
| (Type or Print Name) | 2719 North Point Road Address Phone No. | |
| Signature | Baltimore, Maryland 21222 City and State | |
| Address | Name, address and phone number of legal owner, con- tract purchaser or representative to be contacted | |
| City and State | Name | |
| Attorney's Telephone No.: | Address | |

ORDERED By The Zoning Commissioner of Baltimore County, this _____ 12th____ day of March, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____21st____ day of ___April____, 19_81, at _1:30 o'clock __P_M.

RESCHEDULED: for Tuesday, June 2, 1981, at 2:00 P.M.

Zoning Commissioner of Baltimore County.

problem. A review of the site plan discloses that the swale is not shown nor is there any indication of how the drainage is to be handled as it flows along the western property line of Lot 32, traverses the subject site by open ditch in a generally northern direction, and is picked up again by a drainage pipe near the rear property line of Lot 12 of Delk Manor. Unless the drainage is rechannelled, construction of the proposed improvement will impound the water to the detriment of those residences served and will also make ineffectual the catch basin at the other end. Since the use appears to be reasonable, the drainage problem may be addressed by imposing restrictions to guarantee a continued flow.

By reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, a special exception and variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of January, 1982, that the herein Petition for Special Exception for a service garage and, additionally, a variance to permit a rear yard setback of ten feet in lieu of the required twenty feet should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- 1. The proposed improvement shown on Petitioner's Exhibit 2 shall be relocated to provide a ten foot rear yard along the South 65° 17' 48" West 340 foot property line.
- 2. An eight foot high stockade fence shall be erected and maintained along the entire length of the South 37° 17' 04" East 167.67, more or less, property line to intersect the stockade fence along the northern property line and the stockade fence to be erected along the entire length of the southern property
- 3. Compliance with the provisions set forth in Section 405A of the Baltimore County Zoning Regulations.
- ing area, including but not limited to those required

- [?] -

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, e we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore Count, adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that Twe are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser: (Type or Print Name) Edward Cassidy, President (Type or Print Name) III CN and State Attorney for Petitioner: 2719 North Point Road Baltimore, Maryland 21222 Name and telephone number of legal owner, contract purchaser or representative to be contacted 288-6646 ORDERED By The Zoning Commissioner of Baltimore County, this _____ 12th ____ day of _____, 19_81, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Rocm 106, County Office Building in Towson, Baltimore County, on the _____21st_____ day of _____April_____, 19_81, at _1:30 o'clock

_P__M. RESCHEDULED FOR: Tuesday, June 2,

0

1981, at 2:00 P.M.

Z.C.O.—No. 1

by Section 405A of the zoning regulations, shall be located, positioned, and shielded in order to minimize the intensity and glare off site.

- 5. Compliance with the comments submitted by the Maryland Department of Transportation, dated February 13, 1981, the Department of Permits and Licenses, dated February 20, 1981, and the Department of Health, dated March 18, 1981.
- 6. Submit a drainage study and prepare a storm drain plan to adequately provide for the continued, uninterrupted flow of storm water over and through the subject property directly into the existing County storm drain system, as may be required by the Department of Public Works.
- 7. A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Maryland Department of Trar portation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening required for approval by the Current Planning and Development Division.

Zoning Commissioner of Baltimore County

RE: PETITIONS FOR SPECIAL EXCEPTION BEFORE THE AND VARIANCE NW/corner of North Point Road and ZONING COMMISSIONER North Point Terrace - 15th Election Cox's, Inc. - Petitioner

NO. 81-180-XA (Item No. 143)

::: :::

BALTIMORE COUNTY

This matter comes before the Zoning Commissioner as the result of a Petition for Special Exception for a service garage and, additionally, a Petition for Variance to permit a rear yard setback of zero feet in lieu of the required twenty feet.

The subject property, containing 2.75 acres of land, is located on the north side of North Point Road and is zoned B.L. (Business, Local) with a C.S.A. (Commercial, Supporting Area) District imposed thereon for the front age and B.L. for the remainder of the tract, as shown on the site plan prepared by Frank S. Lee, revised February 24, 1981, and marked Petitioner's Exhibit 2. The portion of the property zoned B.L.-C.S.A. is improved with a 4,490 square foot building, which previously had been used for the sale of auto parts. Mr. Edward Cassidy, III, President of Cox's, Inc., testified that the e: 'ing improvement was actually two connected buildings, he had secured a permit to raze the older building, and he proposes to spend approximately \$30,000 to improve the remaining portion of the building to meet the present standards. He further testified that this portion of the property originally conained four buildings, but after one burned, he was advised by his insurance company that they would no longer insure the buildings. He then razed all of he buildings except for the existing improvement containing 4,490 square feet. He stated that he planned to construct a 22,500 square foot building with dimensions of 75 feet by 300 feet to house various automobile related businesses, e.g., a muffler shop, glass replacement, etc., although he had no particular tenant at this time. Mr. Cassidy further state that the businesses were not proposed to be operated in conjunction with Cox Auto Parts on North Point

Boulevard, an automobile recycling business which was purchased by Mr. Arnold Dansicker about four years ago. He testified that the proposed service garage use would not be detrimental to the health, satety, and general welfare of the community and would meet the requirements of Section 502.1 of the Baltimore County Zoning Regulations. Mr. Dansicker verified that the petitioner's business and his business were two different operations, but acknowledged that, in all probability, the proposed use would help his business.

Those appearing in opposition to the request are neighbors who live in the residences to the east and west of the subject site. Those residences to the east were zoned R-O (Residential-Office) with the Comprehensive Zoning Maps effective in December, 1980, and those to the west are zoned D.R.5.5 (Density, Residential). The properties to the north are zoned B.R. (Business, Roadside) and those to the south are zoned B.L. (Business, Local) with a C.C.C. (Commercial, Community Core) District imposed thereon. Although the reasons for their opposition to the proposed use varied, i.e., additional drainage, proximity of a business to their residences with the usual attendant problems, and an increase in traffic, their main objection appeared to be the possibility that the proposed use would be an extension of Cox Auto Parts.

In addressing the issues raised by the protestants, it is obvious that any use permitted as a matter of right could generate many, if not all, of these problems. It should be noted that the use of the property with a special exception for a service garage will not aggravate or increase these problems. only time will disclose whether or not the proposed service garage will develop into an extension of the automobile recycling operation conducted by Mr. Dansicker. These businesses could benefit each other, but this is true in any type of business operation; therefore, it is not a sufficient reason to justify denying the requested special exception. The manner in which the subject property is utilized might cause concern in that the treatment, or lack thereof, of the open drainage course which traverses the subject site could create a

- 2 -

RE: PETITION FOR SPECIAL EXCEPTION NW corner of North Point Rd. and North Point Terrace, 15th District

: BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

COX'S, INC., Petitionar

: Case No. 81-180-XA

:::::::

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman

Deputy People's Counsel

John W. Hessian, III People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 23rd day of March, 1981, a copy of the aforegoing Order was mailed to Mr. Edward Cassidy, President, Cox's Inc., 2719 North Point Road, Baltimore, Maryland 21222, Petitioner.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

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ONDER RECEIVE

4. Any fixture used to illuminate any off-street park-

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5/22/81

We are vehomontly opposed to the change in moning that has been requested by Mr.Com

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We the undersigned do hereby protest the change in moning of the Comproperty. A potition was originally drawn up by Mr. Commany years ago stating that a Medical Macility would be built on the property. Since those that signed did so for the sole purpose of a Medical Center we feel that Mr Cox has used our signatures in acception. We are vehemently apposed to the change in zoning that has been requested by Mr.Cox.

& Schreiber James P. Ocemon William Carrolf Framis Leng Moty lim Heisterman Charles Magerman Paymon Jugh Kacheen Caravillo mytle Cararllo Hazel Conowello Lymon T. Coldity Nattu W. Brain 1423 F. Useet 51, 21226

PETITION FOR SPECIAL

EXCEPTION AND VARIANCE

ZONING: Petition gfor Special Ex-

ZONING: Petition afor Special Ex-ception and Variance LOCATION: Northwest corner of North Point Road and North Point Terrace DATE & TIME: Tuesday, April 21, 1981 at 1:39 P.M. PURLIC HEARING: Room 106, County Office Resident

County Office Building, (11 W. Chesa) cake Avenue, Townon, Maryland

The Zoning Commissioner of Bal-timore County, by authority of the Zoning Act and Regulations of Raltimore County, will hold a pub-lic hearing:

iic hearing:
Petiton for Special Exception for

a service garage and Variance to permit a rear yard setback of 0 feet in lieu of the require. O feet The Zoning Regulation to be excepted as follows:
Section 22.3b-rear yard setbacks
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Beginning for the same at the corner formed by the intersection of the north side of North Point Road with the west side of North Point Terrace, and thence running and binding on the north side of North Point Road by a line curving to the right with a radius of 764.87 feet for a distance of 250 13 feet, thence leaving North Point Road for six lines of division as follows: North 65 degrees 17 minutes 48 seconds East 1/1 70 feet, North 36 degrees 42 minutes 12 seconds West 51 12 feet, Morth 65 degrees 17 minutes 48 seconds East 420 feet more or less, South 37 degrees 17 minutes 04 seconds East grees 17 minutes 04 seconds East

grees 17 minutes 04 seconds East 167.67 feet more or less, South 65

340 feet more or less and South 24 degrees 42 minutes 12 seconds East 81.01 feet to the west side of North

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2704 GRAJ MANUR CT. 21222 2114 Licy Worter 21221 6721 Boston AU, 2/222 17875 Charlement Ad. 2722 Mout Prot Yence 5 n. Print Jerrace 6 n. Point terence

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BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue

The state of the s

Towson, Maryland 21204 Your Petition has been received this _____ day of ______, 10,* Filing Fee \$ 1000 Received:

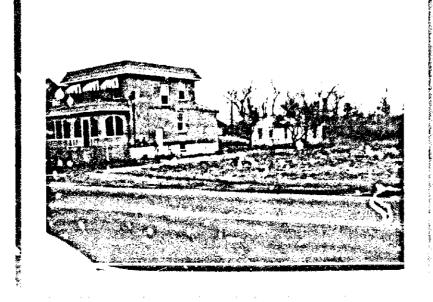
E. Hammond, Zoning Commissioner BALTIMORE COUNTY, MARYLAND No. 097201 Frank Row OFFICE OF FINANCE - REVENUE DIVISION d by MISCELLANEOUS CASH RECEIPT

DATE March 13, 1981 ACCOUNT 01-662 the Petition for assignment of a

Edward Cassidy FOR: Filing Fee for Case No. 81-180-XA

VALIDATION OR SIGNATURE OF CASHIER





1981 at 1:30 P.M.



CERTIFICATE OF PUBLICATION

Towson, MD., ____Airil_2 ____, 191... THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson. Baltimore County, Md., xxxxxxxxxxxxx of_one_t_me_____murooxxivexweeksx before the____21st_____ day of _____ 19.81_, the xixxk publication appearing on the ___day of____April____

Cost of Advertisement, \$_____

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We are vehemonaly opposed to the change in soming that has been requested by Un.Com

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1277 Neighbors Avenue Baltimore, Maryland 21222

BALTIMORE COUNTY OFF ICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue

Towson, Maryland 21204

| of March 1981 | eceived and accepted for filing this day |
|-----------------------|---|
| | WILLIAM E. HAMMOND |
| Petitioner Cox's Inc. | Zoning Commissioner |
| Petitioner's Attorney | Reviewed by: Sicho f. Commody |
| | Nicholas B. Commodari Chairman, Zoning Plans |
| | Advisory Committee |

| PETITION | M | APPi | PRO | OGRE | SHEET | | | - | | |
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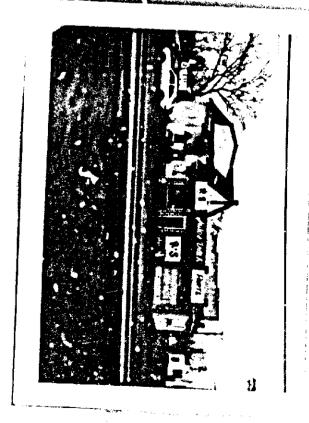
Baltimore County Beginning for the same at the corner formed by the

the place of beginning Containing 2.75 acres of land more or less Being he property c Cox - Inc. as shown on a piat pian filed with the Zotank Department Tuesday, April 21, 1981

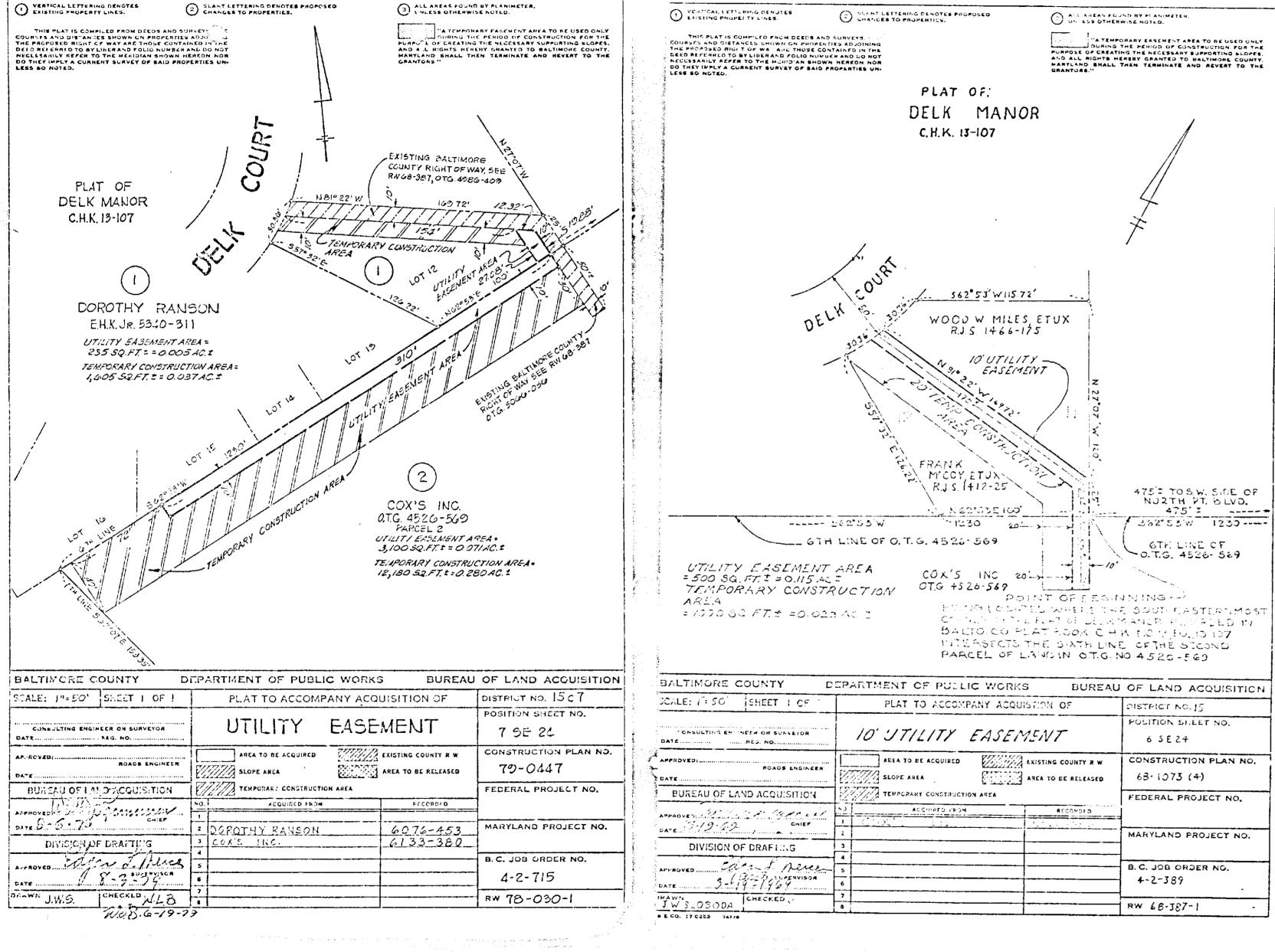
Special Exception And Variance Gle Essex Times
Essex, Md., 19 15th District Zoning: Petition fo Special Exception and Variance
Location: Northwest corner of North Point Road and North Point Terrace.

Date & Time: Tuesday This is to Certify, That the annexed April 21, 1981 at 1:30 P.M. Public Hearing: Room 196. County Office Commissioner of Baltimore was inserted in Oge Essex Times, a newspaper County, by authority of the Zoning Act and Regulations of Baltimore printed and published in Baltimore County, once in County, will hold a public hearing: Petition for Special Exception for a service gurage and Variance to permit a rear yard setback of 0 feet in lieu of the required 20 feet.
The Zoning Regulation to be excepted as follows: All that parcel or land in









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Petit.. for **Special Exception** and Variance

15th Dietrict ZONING: Petition for Special Exception and

Variance LOCATION: Northwest corner of North Point Road and North Point Terrace DATE & TIME: Tuesday, June 2, 1981, at 2:00

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson,

The Zoning Commission er of Baltimore County, by authority of the Zoning Act and Regulations Baltimore County, will hold a public hearing: Petition for Special Exemption for a service garage and Variance to permit

The Zoning Regulation to be excepted as follows: Section 232.3b - rear yard

a rear yard setback of 0 feet in lieu of the required

setbacks All that parcel of land is Baltimore County, northwest corner of North Point Road and North Point Terrace 15th District, Baltimore County, Maryland Beginning for the same

at the corner formed by the intersection of the horth side of North Point Road with the west side of North Point Terrace, and thence running and hinding on the north side of North Point Road by a line curving to the right with a radius of 764.87 feet for a distance o 280.13 feet, thence leaving North Point Road for six lines of division as follows: North 65 degrees 17 minutes 48 seconds, East 191.70 feet, North 36 degrees 42 minutes 12 seconds West 51.12 feet North 65 degrees 17 minutes 48 seconds East 420 feet more or less, South 37 degrees 17 minutes 0' seconds East 167.67 feet more or was, South 65 degrees 17 minutes 48 sec onds West 340 feet more or less and South 24 degrees 42 minutes 12 seconds East 81.01 feet to the west side of North Pout Terrace, and thence running and binding on the west side of North Point Terrace as follows: South 59 degrees 17 minutes 48 sec onds West 4.50 feet, South 42 degrees 40 minutes 58 seconds West 125.44 feet and South 53 degrees 30 minutes 53 seconds West 73.23 leet to the place of beginning.
Being the property of

Cox's, Inc., as shown on plat plan filed with the Zon-

ing Department.

Hearing Date: Tuesday. June 2, 1981, at 2:00 P.M. Public Hearing: Room 106, County Office Build-ing, 111 W. Chesapeake Avenue, Towson, Mary-

> BY ORDER OF: William E. Hammond Zoning Commissioner of Baltimore County

This is to Certify, That the annexed was inserted in Ole Essex Times, a newspaper printed and published in Baltimore County, once in

PETITION FOR SPECIAL EXCEPTION AND VARIANCE 15TH DISTRICT

ZONING: Petition for Special Ex-ZONING: Petition for Special Exception and Variance.

LOCATION: Northwest corner of
North Point Road and North
Point Terrace.

DATE & TIME: Tuesday, June 2,
1981, at 2:09 P.M.

PUBLIC HEA'LING: Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland

The Zoning Commissioner of Bal-timore County, by authority of the Z ming Act and Regulations of Bal-timore County, will hold a public hearing:

Petition for Special Exception for a service garage and Variance to permit a rear yard setback of 0 feet in lieu of the required 20 feet. The Zoning Regulation to be excepted as follows;

Section 232.3b — rear yard setbacks.

All that percei of land in the Fif-teenth District of Baltimore County. Northwest corner of North Point Road and North Point Terrace 15th District Baltimore County, Mary-land.

District Baitimore County, Maryland.

Beginning for the same at the corner formed by the intersection of the north side of North Point Road with the west side of North Point Road with the west side of North Point Terrace, and thence running and binding on the north side of North Point Road by a line curving to the right with a radius of 764-87 feet for a distance of 200-13 feet, thence leaving North Point Road for six lines of division as follows:—North 65 degrees 17 minutes 48 seconds East 191-70 feet, North 36 degrees 42 minutes 12 seconds West 51.12 feet, North 65 degrees 17 minutes 48 seconds East 420 feet more or less, South 37 degrees 17 minutes 48 seconds East 167-67 feet more or less, South 65 degrees 17 minutes 48 seconds West 340 feet more or less, South 65 degrees 17 minutes 48 seconds East 191-76 feet more or less, South 65 degrees 17 minutes 12 seconds East 191-76 feet more or less, South 65 degrees 17 minutes 12 seconds East 191-76 feet more or less, South 65 degrees 17 minutes 18 seconds West 191-76 feet feet to the west side of North Point Terrace, and follows:—South 59 degrees 17 minutes 48 seconds West 105-14 feet and South 53 degrees 30 minutes 58 seconds West 126-44 feet and South 53 degrees 30 minutes 53 seconds West 73-23 feet to the place of beginning.

Containing 2.75 acres of land more or less.

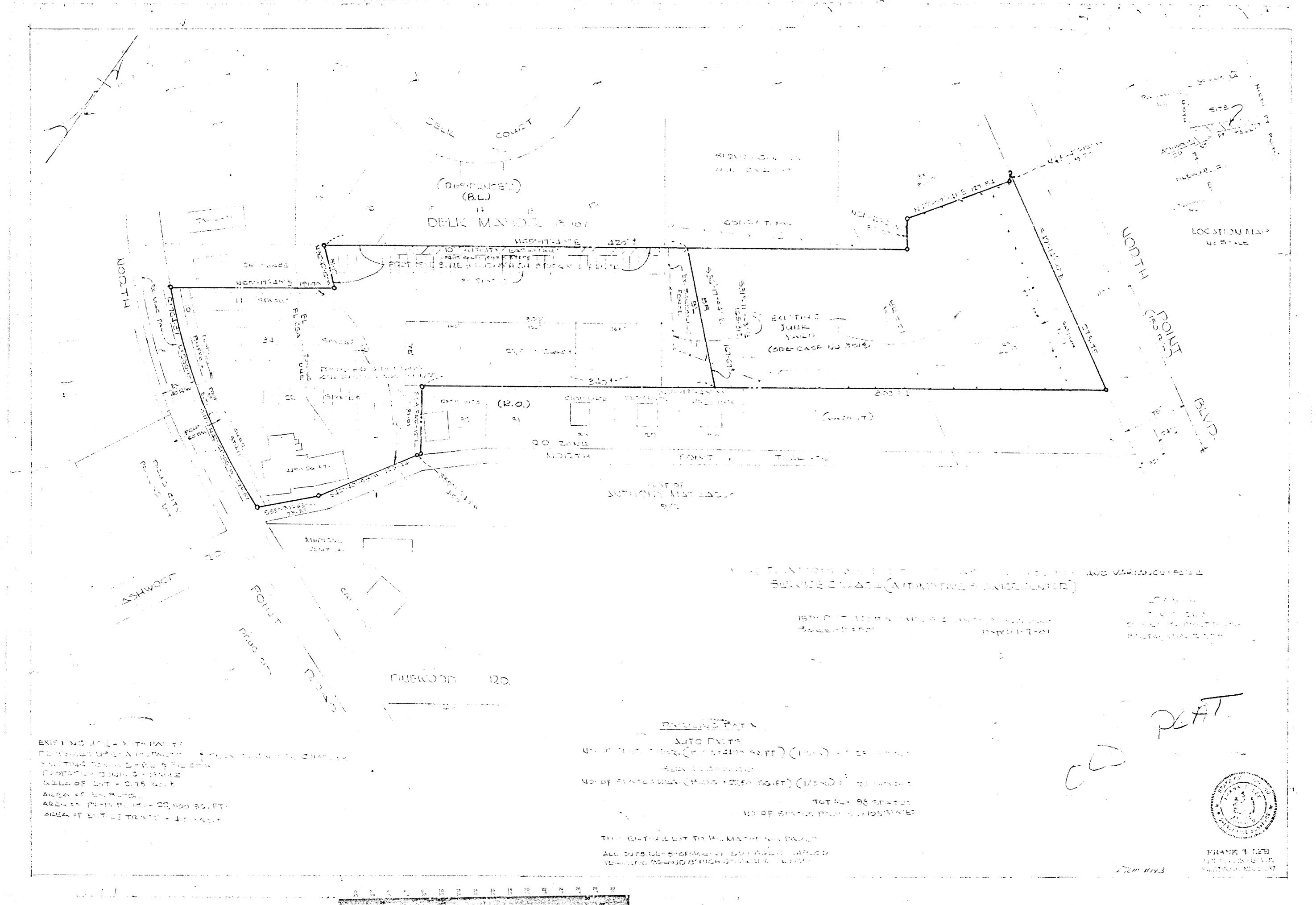
Being the property of Cox's Ine

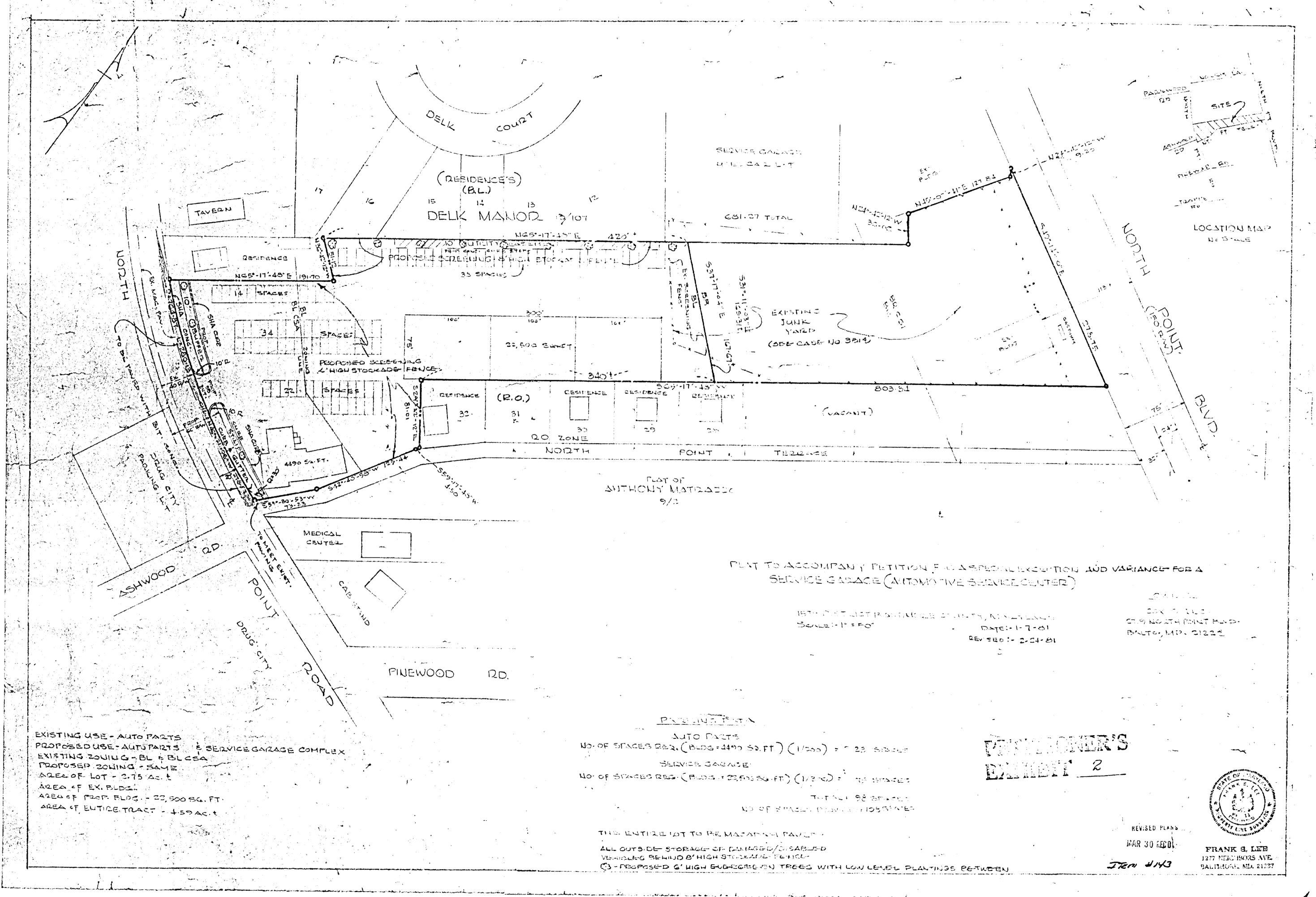
Being the property of Cox's, Inc., as shown on pist plan filed with the Zoning Department. Hearing Date: Tuesday, June 2, 1981 at 2 00 P M.
Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
Ry Order Of WILLIAM E. HAMMOND.
Soning Commission

CERTIFICATE OF PUBLICATION

| TOWSON, MD.,, 19_ ft |
|---|
| THIS IS TO CERTIFY, that the annexed advertisement was |
| published in THE JEFFERSONIAN, a weekly newspaper printed |
| and published in Towson, Baltimore County, Md., speecificates |
| of one timesuccessive weeks before the 2mi |
| day of June, 19_81, the first publication |
| appearing on thelithday of |
| |

Cost of Advertisement, \$_____





Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting rethe variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of — _____, 19—___, that the herein Petition for Variance(s) to permit

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204 HARRY J. PISTEL, P. E. DIRECTOR

March 9, 1981

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #143 (1980-1981) Property Owner: Cox's Inc. N/W corner North Point Road & North Point Terrace Acres: 2.75 Acres District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

A portion of this property comprises Parcel B, "Part of North Point Terrace, Anthony Matrozzo", recorded L.McL.M. 9, Folio 2.

Highways:

North Point Road (Md. 20) and North Point Boulevard (Md. 151) are State Roads; therefore, all improvements, intersections, entrances and drainage requirements as they affect these roads come under the jurisdiction of the Maryland State Highway A ministration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

North Point Terrace, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 40-foot right-of-way. Further information may be obtained from the Baltimore County Bureau of Engineering, Highway Design and Approval Section.

Entrance design and locations are also subject to approval by the Baltimore County Department of Traffic Engineering.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations

IT IS ('DERED by the Zoning Commissioner of Baltimore County, this day of _____, 19___, that the herein Petition for Special Exception

Item #143 (1980-1981) Property Owner: Cox's Inc. Page 2 March 9, 1981

A CONTROL OF THE STATE OF THE S

Storm Drains: (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of crainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewir:

Public water mains and sanitary sewerage exist in North Point Road, North Point Terrace and North Point Boulevard.

> Very fruly yours, Abbert a. MORTON, P.E., Chief Bureau of Public Services

RAM: EAM: FWR: SS

cc: Jack Wimbley

E-NW Key Sheet 6 & 7 SE 24 & 25 Pos. Sheets SE 2 G & F Topo 104 Tax Map

COBNEY OFFICE PERG. 2719 North Point Road

Nichelia D. Cormodari

the reservoir description

and the althought to employ

Committee of the second

Chairman

្ទានាម្នាន

Distribution

Sar alcot

Baltimore, Maryland 21222 RE: Item No. 143

Dear Mr. Caccidy:

The Adming Plans Advicory Committee has reviewed the plans bulgaits : Will the above referenced metition. The following promests are not included to indicate the appropriate or of the mental sevings ing in the sistematical promise area of the sistematic concuedic in the first program to the converge of the program that it is not been also as in the converge of the oma this control The limperson of them beganny file on the dependent of a c the Ford - To maintainer with recommendations as to the cuit coulty of the the leasting.

Charach Powerties error in the 15th Mestion Direction, the rubject of this petition is part of a temper tract of land that he depreted with a fack gord. Anignour's regarded interpretable with individual dwillings to the northeact, while commercial term exist along tash sides of North 1: , I had. At the present time there is an oute parts store located to the southeast commer of the mulifiest property.

> site: " . O feat of the eisterly property line this combination hearing for a street. At the time of field impostion, just gross were located on this site adjacent to the existing parks building. Insee junk year, must be removed and since this portion of the property is penel of the choild be noted that natively this laillding nor the proposed tradice gurage can be utilized as the extension of the existing ភ្នំយារី ប្រាប់

- 1 of 1 of the feat that moviere also plane, imagepositing the ocrasia di di Maria Maria Magnag Albania de Sinn, se se culmittra I d or jetikima. Homerer, portiolisme toe blin skelit be is the connecte of the Halthan like I car which will she for Sign wate from the latter department, you may contact fire Tell

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 10, 1981

111 W. Co. at case Ave. Filtrand Cappidy, III, President

Petitioner - Cox's Inc. Special Exception & Variance Petitions

- Algoria on the northment corner of Burth Point Road and Berth Point

The main of your proposal to constant a restrict grante on this

- Permata and Mornica. If adultional expectation is morned

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E. -BISECTOR

June 11, 1981

Cov's, Inc. 2717 North Point Plvd. Baltimore, MD 21222

> Re: Special Exception Item #143 (1980-81) Cox's, Inc. North Point Rive District 15

Centlemen:

The Bureau of Engineering has asked us to forward to you their comments relative to the handling of drainage at the referenced site. Their comments are:

"Mr. Cassidy of Cox's, Inc. has requested advice on storm drainage concerning the subject proposed service center site.

This office has received numerous complaints of poor storm water drainage from Delk Court and Northpoint Terrace residents. Recently, a storm drain project was completed at the rear of the Delk Court properties. This new system also serves as an outfall for properties on both sides of North Point Terrace. Due to the lack of adequate outfall through the subject site, bonding occurs on several Northpoint Terrace properties.

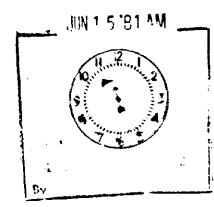
We recommend that Mr. Cassidy submit an engineer's plan indicating grading and drainage facilities that will accept and convey all storm water flow to the existing County drains."

Very truly yours,

Robert A. Morton, P.E., Chief Bureau of Public Services

RAM: TAW: vlg

cc: William E. Hammond Tames A. Markle E. A. McDonough File



Item No. 143 Cox's Inc. Special Exception & Variance Petitions April 10, 1981

Profesed as a lill comments submitted to this office from the committee monoconduct this time. The remaining numbers felt that no comment was warranted. This potition was accorded for filing on the date of the engloced certificate and a hearing scheduled accordingly.

> Yory truly yours, Mich Cham, In

> > -Zoming Flans A. Albery Consistes -

NLC:bsc

oc: Frank S. L.: 1277 Weighborn Avenue Daltisore, II. Ins.1 21022

Imalosures

Maryland Department of Transportation

State Highway Administration

James J. C'Donnell M. S. Caltrider Admin strator

February 13, 1981

The state of the s

Mr. William Hammond Zoning Commissioner County Office Bldg. Towson, Md. 21204

Attention: Mr. N. Commodari

Re: ZAC Me ting of 2-10-81 ITEM: #143 Property Owner: Cox's, Inc. Location: NW/Corner North Point Rd. (Route 20) & North Point Terrace Existing Zoning: BL-CSA, BL & Br Proposed Zoning: Special Exception for a service garage & variance to permit a rear setback of 0' in lieu of the required 20'. Acres: 2.75 Acres District: 15th

Dear Mr. Hammond:

On review of the plan of January 7, 1981 and field inspection, revisions must be made.

The entire frontage of the proposed site must be improved with S.H.A. concrete curb and gutter 20' from the centerline of North Point Road (Route 20).

The proposed 35' radius return entrance must have 10' radii at the roadside curb.

A 30' radius must be shown on the curb line at North Point Road and North Point Terrace. If the 30' radius cannot be attained the largest radius possible must be used at this corner.

A 10:1 taper must be shown from the northwest property line to the existing edge of roadway.

The area from the existing edge of roadway to the edge of the gutter pan, into the proposed entrance and around the 30 radius into North Toint Terrace must be paved with bituminous concrete.

My telephone number is (301)659-1350

P.O. Box 717 / 707 North Caivert St., Baitin bre, Maryland 21203

February 13, 1981

Mr. W. Hammond

The revised plan must show the proposed rear curb as S.H.A. concrete curb.

The plan must be revised prior to a hearing date. I am sending a sketch to show the area of improvements needed.

Very truly yours,

Charles Lee, Chief Bureau of Engineering Access Permits

Hoge Willman By: George Wittman

CL:GW:vrd

Enclosure

cc: Mr. J. Wimbley (w-sketch)

- 2 -

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES TOWSON MARYLAND 21204 494-3610

TED ZALESKI, JR. February 20, 1981

Mr. Will am E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Comments on Item #143 Zoning Advisory Committee Meeting, February 10, 1981 are as follows;

Property Owner: Location:

Cox's Inc NW corner North Point Road & North Point Terrace BL-CSA, BL & BR

Existing Zoning: Proposed Zoning:

Dear Mr. Hammond:

Special Exception for a service garage and Variance to permit a rear setback of 0' in lieu of the required 20'.

District:

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged; and other applicable Codes. and other miscellaneous

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. In wood frame construction an exterior wall erected within 6' 0 of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0 of lot line. A minimum 8" masonry firewall is required if construction

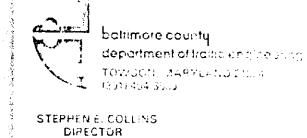
F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set s of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.

XI. Comments The existing structure appears to be in questionable structure condition and should be renovated or removed. This condition will be brought to the attention of Mr. Joseph Nolan, Ass't buil ings engineer for determination and dispostion -Show handicapped parking, signs, curb cuts, NOTE: These comments reflect only on the information provided by the drawing building access on submitted to the office of Planning and Zoning and are not intended to plans. be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122

(Plans Review) at 111 West Chesapeake Ave., Towson. Very truly yours,



March 16, 1981

Mr. William Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

With regard to ZAC meeting of February 10, 1981,

this department has no comment on items #137 thru 141 as well

as item #143 and #144.

Very truly yours,

Michael S. Flanigan Engineer Associate II

MSF/bza

143

BALTIMORE COUNTY FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310 825-7310

Paul H. Reincke Chief

Item No.:

Gentlemen:

March 6, 1981

Mr. William Hammond Coming Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: Cox's Inc.

Location: NW/Corner North Point Road & North Point Terrace

Zoning Agenda Meeting of Feb. 10, 1981 143

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

XX) 1. Fire hydran's for the referenced property are required and shall be located at intervals or 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. Fire hydrant at 300 feet intervals along Nobth Foint Road & on-site fire hydrant.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at ____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

XX 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

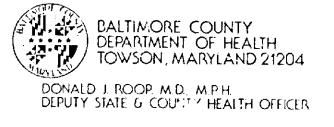
() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

Special Inspection Division

REVIEWER: Cott Joseph College Noted and Approved: Legge 11 1/2 grade Fire Prevention Bureau

/mb



March 18, 1981

Mr. William E. Hammond Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

BALTIMORE COUNTY

Cene L. Neff,

Acting Director

Mr. Edward T. Cassidy

Dear Mr. Cassidy:

WJR/dj

cc: Mr. William Hammond

Mr. George Shaffer

Box 267, Chesapeake Avenue

Re: Delk Court, Cox, Inc.

and talk with you in reference/)to the easement.

J.C. 4-2-715, RW 73-030

This is in reference to the 10' easement accross the rear

During our meeting your thief concern was whether granting

property line for the purpose of constructing a storm drain. Since

you would not sign the agreement when my right-of-way agent, Mr.

George Shaffer, contacted you he requested that I personally meet

the easement across the of your property line would influence

your zoning or what you would be able to construct on the property

Mr. William Hammond, the Zoning Commissioner, to be sure that I was

correct when I made the statement to you that the granting of this

manner what you could construct on the property in reference to zon-

ing requirements. As I stated, the only difference the granting of

I hope this answers any questions that you may have.

Bridge and Mark Bridge 1

this easement would make would be the fact that you could not construct

easement would not in any way affect the zoning or change in any

a building or any structure over the existing easement.

because of granting the easement. I have met and conferred with

Baltimore, Maryland 21220

DEPARTMENT OF PUBLIC WOINT TOWSON, MARYLAND 21204

DEPARTMENT OF PUBLIC WORKS

Comments on Item 143, Zoning Advisory Committee Meeting of February 10, 1981, are as follows:

Property Owner: Cox's Inc.

NW/Corner North Point Road and North Point Terrace.

December 10, 1979

Sincerely,

Withtamusen

Walter J. Rasmussen,

Chief, Bureau of

Land Acquisition

• , , , , , , ,

Existing Zoning: BL-CSA, BL and BR Proposed Zoning: Special Exception for a service garage and variance to permit a rear setback of 0' in

lieu of the required 20'.

Acres: District:

Prior to new installation/s of fuel burning equipment the owner should contact the division of Air Pollution Control, 494-3775, to obtain requirements for such installations before work

Metropolian water and sewer are available.

A permit to construct from the Division of Air Pollution Control is required for such items as paint spray processess, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere. Mr. William E. Hammond March 19, 1981

The parking area/s should be surfaced with a dustless, bonding

If lubrication work and oil changes are performed at this location, revised plans must be submitted showing method providing for the elimination of waste oil in accordance with Water Resources Administration requirements.

> Very truly your Ian J. Forrest, Director

BUREAU OF ENVIRONMENTAL SERVICES

IJF/kc

Phone: 687-6922

FRANK S. LEE

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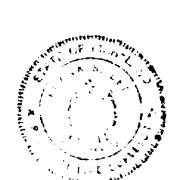
Registered Land Surveyor 1277 NEIGHBORS AVE -- BALTIMOKE, MO 21237

January 7, 1981

Northwest corner of North Point Foad and hirth Point Terrace 15th Listrict Bultimore County, Maryland

beginning for the same at the corner formed by the intersection of the north side of North Point Road with the west side of North Point Terrace, and thence running and binding on the north side of North Point Foad by a line curving to the right with a radius of 764.87 feet for a distance of 200.13 feet, thence leaving North Foint Road for six lines of division as follows:- North 65 degrees 17 minutes 48 seconds East 191.70 feet, North 36 degrees 42 minutes 12 seconds West 51.12 feet, North 65 degrees 17 minutes 48 seconds East 420 feet more or less, South 37 degrees 17 minutes 64 seconds East 167.67 feet more or less, South 65 degrees 17 minutes 48 seconds West 340 feet more or less and South 24 degrees 42 minutes 12 seconds East 81.01 feet to the west side of North Point Terrace, and thence running and binding on the west side of North Foint Terrace as follows: - South 59 degrees 17 minutes 48 seconds West 4.50 feet. South 42 degrees 40 minutes 58 seconds West 125.44 feet and South 53 degrees 30 minutes 53 seconds West 73.23 feet to the place of teginning.

Containing 2.75 acres of land more or less.



CEB: rrj

And the second of the second particles of the second of th



WILLIAM E. HAMMOND ZONING COMMISSIONER

I, Edward Cassidy, have in my possession the transcription of case "George H.

Hummel vs Edward Cassidy" Case #7092 in the District Court of Maryland Baltimore

County Towson, which was submitted in Zoning Case #81-180-XA as Petitioner's

Exhibit 4.

(9) assis DATE: 5/11/

81,1Kt

MRS ANNA MAVRIS 2727 OLD NORTH POINT RD. BALTIMURE MARYLAND 21222

√ay 26, 1981

To Zoning Commisioner County Office Bldg. Towse , Maryland

COX'S, INC.

Dear Sir,

I am writing in refference to a zoning petetion

for special a ception case no. 81-180-xa: I will be out of town
on June 2 but I wish to express my desire to have been
present at the time of hearing.

This petetion has given us great skepticism and fears as we have had great difficulty in the past with the petioner and his lack of concern for the community enviorment As a member of the Wells McComas Association we have worked dilegently to keep our community clean as we are constantly confronted with Truck and junkcar dealers.

I also am a buisiness rendering a community service and pride myself as to how we maintain a clean and desireable premises thus being an asset to our community.

Extending the junk yard of Cox's Incorporated will depreciate our property but worse than this we also would have rats harbouring and other rodentinsects and would tear down the small community business center.

I am not speaking only of my behalf as I am only one

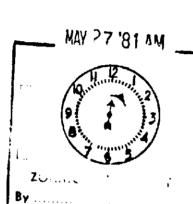
buisiness known as the Gray Manor 1 Hr. Cleaner but also for harry Lichtman of Drug City and Mars Super Market Johns Barber Shop, FaFa Leoni's Fissa and many othersof this buisiness communty.

I also want to speak in behalf of property owners

such as myself having my home directly accross from this lot that Cox,s Incorporated wishes to extent their junk car lot.

Therefore, I implore you to deny Cox,s Incorporated this priveledgeas it will be aegenerate to our community

Sincerly,



Ma Thavres

BALTIMORE COUN OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204

August 31, 1981

WILLIAM E. HAMMOND ZONING COMMISSIONER

Mr. George Mavris
2727 Old North Point Road
Baltimore, Maryland 21202

RE: Petition for Special Exception and Variance
Northwest corner of North Point Rd. & North
Point Terrace
Cox's, Inc. - Petitioner

Case #81-180-XA

Dear Mr. Mavris

This is to advise that the continued hearing on the above entitled matter has been set for September 8, 1981, and is scheduled to begin at 9:30 A.M., in room 106 of the Baltimore County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

If ther are any questions, please advise.

which will write the grant proper measure the control of the grant will be a second with the control of the con

Very traly yours.

William E. Firmmand

Zoning Commissioner

WEH:klr

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

August 31, 1981

WELIAM E. HAMMOND ZONING COMMISSIONER

Mr. Paraskeii Fotion 4. stwood fload Falti. Fe, Morytani. 11

Petition for Special Exception and Variance
Northwest corner of North Point Rd. & North
Point Terrace
Cox's Inc. - Petitioner

Dear Mr. Fotion

This is to advise that the continued hearing on the above entitled matter has been set for September 8, 1981, and is scheduled to begin at 9:30 A. M., in room 106 of the Baltimore County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

Case #81-180-XA

If ther are any questions, please advise.

Very traly yours.

Villiam Transport

Zoning Commissioner

WEH:klr

BALTIMORE COUN.

CHICL OF PLANTING 6 ZONING
TOWSON, MARYLAND 21204
494-3353

August 31, 1981

WILLIAM E HAMMOND ZONING COMMISSIONER

Mr. Edward Cassidy 271, North Point Road Baltinoore, Maryland 21232

Petition for Special Exception and Variance
Northwest corner of North Point Rd. & North
Point Terrace
Cox's, Inc. - Petitioner
Case #81-180-XA

Dear Mr. Caucidy:

This is to advise that the continued hearing on the above entitled matter has been set for September 8, 1981, and is scheduled to begin at 9:30 A.M., in room 106 of the Baltimore County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

If ther are any questions, please advise.

Very truly yours

William Dannad

Zoning Commissioner

WEH:klr

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ENLESSE BAUTIMORE COULD DE L'ONT OFFICE OFFICAMENTS & L'ONT TOWNON MARYLAND 21204 494 0000

August 31, 1981

WILLIAM E HAMMOND ZONING COMMISSIONER

Mr. Theodore horiou 4 akweel Boad after accordinglance flo

RE: Fetition for Special Exception and Variance
Northwest corner of North Point Rd. & North
Point Terrace
Cox's, Inc. - Petitioner
Case #81-180-XA

Dear Mr. Fotion

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If ther are any questions, please advise.

Very traffy yours.

Zoning Commissioner

WEH:klr

BAIT VORE COUN OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-0353

August 31, 1981

WILLIAM F HAMMOND ZONING COMMISSIONER

tire. Assa Mavris 2722 - Id North Point Read Paltin ors, Maryland - 3177

Petition for Special Exception and Variance
Northwest corner of North Point Rd. & North
Point Terrace
Cox's, Inc. - Petitioner
Case #81-180-XA

Deac Mrs. Mayrin

WEH:klr

This is to advise that the continued hearing on the above entitled matter has been set for September 8, 1981, and is scheduled to begin at 9:30 A.M., in room 106 of the Baltimore County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

If ther are any questions, please advise.

Zoning Commissioner

BALTIMORE COUNTY
CHAISE OF PLANNING & ZONN'S
TOWSON MARYLAND 21204

August 31, 1981

WILL AM E HAMMOND ZOHNG COMMISSIONER

Mr. and Mrs. Riley Adey
4 North Point Terrace
Saltin ore: Maryland 11:12

Petition for Special Exception and Variance
Northwest corner of North Point Rd. & North
Point Terrace
Cox's, Inc. - Petitioner

Dear Mr. and Mrs. Acey

This is to advise that the continued hearing on the above entitled matter has been set for September 8, 1981, and is scheduled to begin at 9:30 A.M., in room 106 of the Baltimore County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

Case #81-180-XA

If ther are any questions, please advise.

Zoning Commissioner

WEH:klr



August 31, 1981

WILLIAM E HAMMOND ZONING COMMISSIONER

Mr. Lyman Colditz 2724 Morth Point Terrace Baltimore, Maryland 21222

> Petition for Special Exception and Variance Northwest corner of North Point Rd. & North Point Terrace Cox's, Inc. - Petitioner Case #81-180-XA

Dear Mr. Coldita

This is to advise that the continued hearing on the above entitled matter has been set for September 8, 1981, and is scheduled to begin at 9:30 A.M., in room 106 of the Baltimore County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

If ther are any questions, please advise.

Zoning Commissioner

WEH:klr

OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204

August 31, 1981

WILLIAM E. HAMMOND ZONING COMMISSIONER

Mr. Manuel Levis 2723 Delk Court Baltimore, Maryland 21222

Petition for Special Exception and Variance Northwest corner of North Point Rd. & North Point Terrace Cox's, Inc. - Petitioner Case #81-180-XA

Dear Mr. Lewis-

This is to advise that the continued hearing on the above entitled matter has been set for September 8, 1981, and is scheduled to begin at 9:30 A.M., in room 106 of the Baltimore County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

If ther are any questions, please advise.

Zoning Commissioner

WEH:klr

FRANK S. LEE

Registered Land Surveyor

THE WAY OF THE PARTY OF THE PAR

1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237

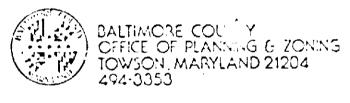
January 7, 1981

Northwest corner of North Point Road and North Point Terrace 15th District Ealtimore County, Maryland

Beginning for the same at the corner formed by the intersection of the north side of North Point Hoad with the west side of North Point Terrace, and thence running and binding on the north side of North Found by a line curving to the right with a radius of 764.87 feet for a distance of 280.13 feet, thence leaving North Foint Road for six lines of division as follows: - North 65 degrees 17 minutes 48 seconds East 191.70 feet, North 36 degrees 42 minutes 12 becords West 51.12 feet, North 65 degrees 17 minutes 48 seconds that 420 feet more or less, South 37 degrees 17 minutes 04 seconds East 167.67 feet more or less, South 65 degrees 17 minutes 48 seconds West 340 feet more or less and South 24 degrees 42 minutes 12 seconds East 81.01 feet to the west side of North Point Terrace, and thence running and binding on the west side of North Foint Terrace as Follows: - South 59 degrees 17 minutes 46 seconds West 4.50 feet, South 42 degrees 40 minutes 58 seconds West 125.44 feet and South 53 degrees 30 minutes 53 seconds West 73.23 feet to the place of beginning.

Containing 2.75 acres of land more or less.





WILLIAM E HAMMOND ZONING COMMISSIONER

April 14, 1981

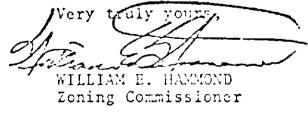
Mr. Edward Cassidy, III, President Cox's, Inc. 2719 North Point Road Baltimore, Maryland 21222

> RE: Petition for Special Exception and Variance NW/Cor. North Point Road & North Point Terrace Case No. 81-180-XA

This is to advise you that \$71.00 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

No. 104571



BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION

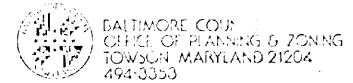
MISCELLANEOUS CASH RECEIPT

DATE____2/18/82 _ACCOUNT_01-662

AMOUNT_\$71.00

RECEIVED - Edward Cassidy Posting & Advertising of Case #81-180-XA

> g (200 mg - 19) 712 Com VALIDATION OR SIGNATURE OF CASHIER



August 31, 1981

GEOMMAH 3 MAILING SEMOISSIMMOD DRIMOS

Chris Mavris 4 akwood Road Baltimore, MD /1322

> Petition for Special Exception and Variance Northwest corner of North Point Rd. & North Point Terrace Cox's, Inc. - Petitioner Case #81-180-XA

Gentlen un-

This is to advise that the continued hearing on the above entitled matter has been set for September 8, 1981, and is scheduled to begin at 9:30 A.M., in room 106 of the Baltimore County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

If ther are any questions, please advise.

Zoning Commissioner

WEH:klr

May 5, 1981

Mr. Edward Cassidy, President Cox's, Inc. 2719 North Point Road Baltimore, Maryland 21222

NOTICE OF HEARING

| TEE:_ | 2:00 P.M. |
|--------|---|
| DATE:_ | Tuesday, June 2, 1781 |
| PLACE: | FORM 106 OF THEY OFFICE BUILDING, 111 W. CHE MARKED AVECUE. |
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PETITION FOR SPECIAL EXCEPTION AND VARIANCE

15th DISTRICT

Petition for Special Exception and Variance ZONING:

Northwest corner of North Point Read and North Point Terrace LOCATION:

Tuesday, June 2, 1981, at 2:00 P.M. DATE & TIME:

Room 106, County Office Building, 111 W. Chesapeake Avenue, JUBIIC HEARING:

Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a service garage and Variance to permit a rear yard setback of 0 feet in lieu of the required 20 feet.

The Zoning Regulation to be excepted as follows:

Section 232. 3b - rear yard setbacks

Maryland

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Cox's, Inc., as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, June 2, 1981 at 2:00 P.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson,

> BY ORDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

15th DISTRICT

Petition for Special Exception and Variance ZONING:

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> BY ORDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY

15th District

ZONING:

Petition for Special Exception and Variance

LOCATION:

Northwest corner of North Point Road and North Point Terrace

DATE & TIME: Tuesday, April 21, 1981 at 1:30 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,

Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a service garage and Variance to permit a rear yard setback of 0 feet in lieu of the required 20 feet

The Zoning Regulation to be excepted as follows:

Section 232.3b - rear yard setbacks

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Hearing Date: Tuesday, April 21, 1981 at 1:30 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

> BY ORDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY

Mr. Edwa d Cassidy, III, President Cox's, Inc. 2719 North Point Road Baltimore, Maryland 21222

NOTICE OF HEARING

RE: Petition for Special Exception and Variance - NW/C North Point Road & North Point Terrace - Case No. 81-180-XA

1:30 P.M.

Tuesday, April 21, 1931

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAFEAKE AVENUE,

TOWSON, MARYLAND

BALTIMORE COUNTY

OFFICE OF PEANING & TORRIG 10WDON, MARYLAND 21204 494-3353

WILLIAM E HAMMOND ZONINA COMMISSIONER

January 13, 1982

Mr. Edward Cassidy, III President Cox's. Inc. 2719 North Point Road Baltimore, Maryland 21222

> RE: Petitions for Special Exception and Variance NW/corner of North Point Road and North Point Terrace - 15th Election District Cox's, Inc. - Petitioner NO. 81-180-XA (Item No. 143)

Dear Mr. Cassidy:

I have this date passed my Order in the above referenced matter in accordance with to attached.

Very truly yours

Zoning Commissioner

Ms. Shirley Adey

Mr. Richard Scott

8020 Norris Lane

4 North Point Terrace

Ms. Betty Lee Reiser

Baltimore, Maryland 21222

Baltimore, Maryland 21222

% Mr. George E. Gavrelis

Timonium, Maryland 21093

2107 Fountain Hill Drive

Attachments

WEH/srl

cc: Mr. Harry Lichtman 6809 Cherokee Drive Baltimore, Maryland 21209

> Mr. Manuel Lewis 2327 Delk Court Baltimore, Maryland 21222

Ms. Anna Mavris 2727 North Point Road

Baltimore, Maryland 21222

• •

John W. Hessian, III, Esquire People's Counsel

COX'S AUTOMOTIVE PARTS 2719 NORTH POINT BLVD. BALTIMORE, MARYLAND 21222

255-6616

We, the undersigned residents and businessmen of this immediate community would certainly prefer Cox's Incorporated to have the proper zoning that would allow for the construction of a Professional Building. Such construction would increase the value of the residential and business community. Because of the present zoning, Cox's Incorporated would be forced to construct some type of fast food service operation in order to comply with the regulations concerning minimum

In addition to the above, we further feel that not only Cox's Incorporated suffers hardship with the present zoning, but that any other small property owner whose property was zoned in three different classifications would suffer an undue hardship.

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COX'S AUTOMOTIVE PARTS 2719 NORTH POINT BLVD. BALTIMORE, MARYLAND 21222

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BALTIMORE, MARYLAND 21222

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COX'S AUTOMOTIVE PARTS 2719 NORTH POINT BLVD. BALTIMORE, MARY LAND 21222

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| Manuel Lewis | | 284-8513 |
| CARIS MAVRIS | 40AKWOOD RD | 2008 5005 |

The above 24/5 wed heaving on 6/2/21 but because Pshhower, Mr. Cassidy, have tresh hospitalized in Salisdury Sor an appeared heart attack (6/181) and still there as a 6/2/31, the lesaving was continued with the promise of the above people that they would be notified by written notice of the New heaving date.

1054

6/2/31

COX'S AUTOMOTIVE PARTS
2719 NORTH POINT BIAD.
BALTIMORE, MARYLAND 21222

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CONS AUTOMOTIVE PARTS 2719 NORTH POINT REVD. BALTIMORE, MARYLAND 21222

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